



STANLEY A. WICKERSHAM

5411 HIGHWAY 66

KLAMATH FALLS, OR 97601

Grantor's Name and Address

STANLEY A. WICKERSHAM

5411 HIGHWAY 66

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to:

STANLEY A. WICKERSHAM

5411 HIGHWAY 66

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

STANLEY A. WICKERSHAM

5411 HIGHWAY 66

KLAMATH FALLS, OR 97601

Escrow No. MT90561-LW

Title No. 0090561

BSD r.020212

THIS SPACE

2012-010147

Klamath County, Oregon



00124214201200101470030037

09/13/2012 02:51:33 PM

Fee: \$47.00

2012-010521

Klamath County, Oregon



00124675201200105210030035

09/24/2012 11:23:36 AM

Fee: \$47.00

* Re-recorded to correct legal description of
instrument recorded in Volume 2012-010147*

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

STANLEY A. WICKERSHAM AND BONNIE L. WICKERSHAM, as tenants by the entirety,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

STANLEY A. WICKERSHAM and BONNIE L. WICKERSHAM, as tenants by the entirety,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

PLEASE SEE ATTACHED "A"

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$pursuant to lot line adjustment. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

47 AM

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 12 day of September, 2012; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Stanley A. Wickersham
STANLEY A. WICKERSHAM

Bonnie L. Wickersham
BONNIE L. WICKERSHAM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 12, 2012 by STANLEY A. WICKERSHAM AND BONNIE L. WICKERSHAM

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015



A Parcel of land located in the NW1/4 of the NE1/4 of Section 13, Township 39 south, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

From the North quarter section corner of said Section 13, thence easterly along the section line South 88°33'39" East 640.34; thence South 88°31'01" East 411.29 feet to a point on the original West right of way of State Highway #66; thence South 29° 05' 48" West 320.88 feet; thence South 68°53'23" West 335.87 feet; thence South 25°41'50" West 259.97 feet to the TRUE POINT OF BEGINNING of said parcel; thence South 60°53'32" East 119.49 feet; thence South 29° 14' 09" West 214.00 feet; thence South 50° 30' 21" ^{EAST} West 52.29 feet to the westerly right of way of State Highway #66; thence following along said westerly right of way South 29° 14' 57" West 6.64 feet; thence South 29° 53' 39" West 50.29 feet; thence, leaving said State Highway #66 right of way, and continuing of the northwesterly right of way of Holiday Road, on a 543.092 feet radius curve to the right (long chord being South 59° 43' 00" West 221.19 feet); thence South 71° 28' 00" West 185.59 feet; thence leaving said northwesterly right of way North 25° 34' 24" East 442.20 feet; thence North 28° 03' 58" East 165.38 feet; thence South 61° 34' 03" East 98.21 feet, to the point of beginning. Pursuant to Lot Line adjustment 14-10.